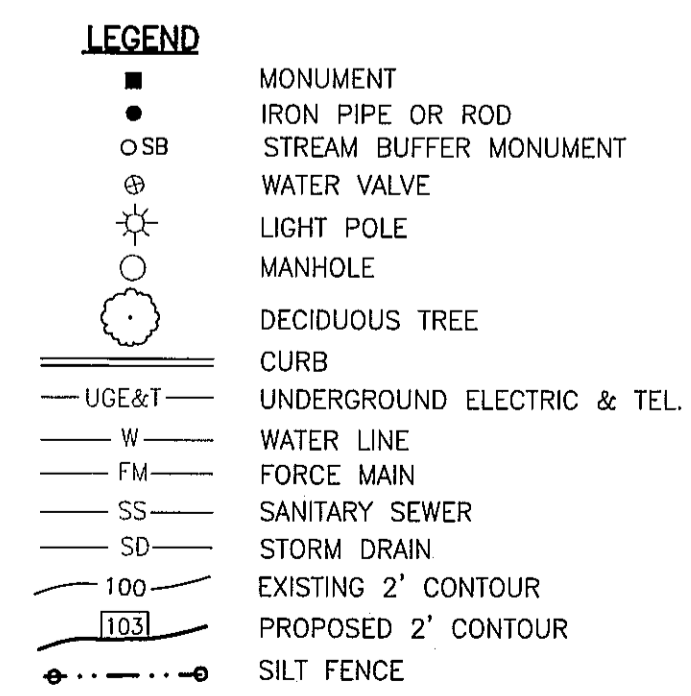
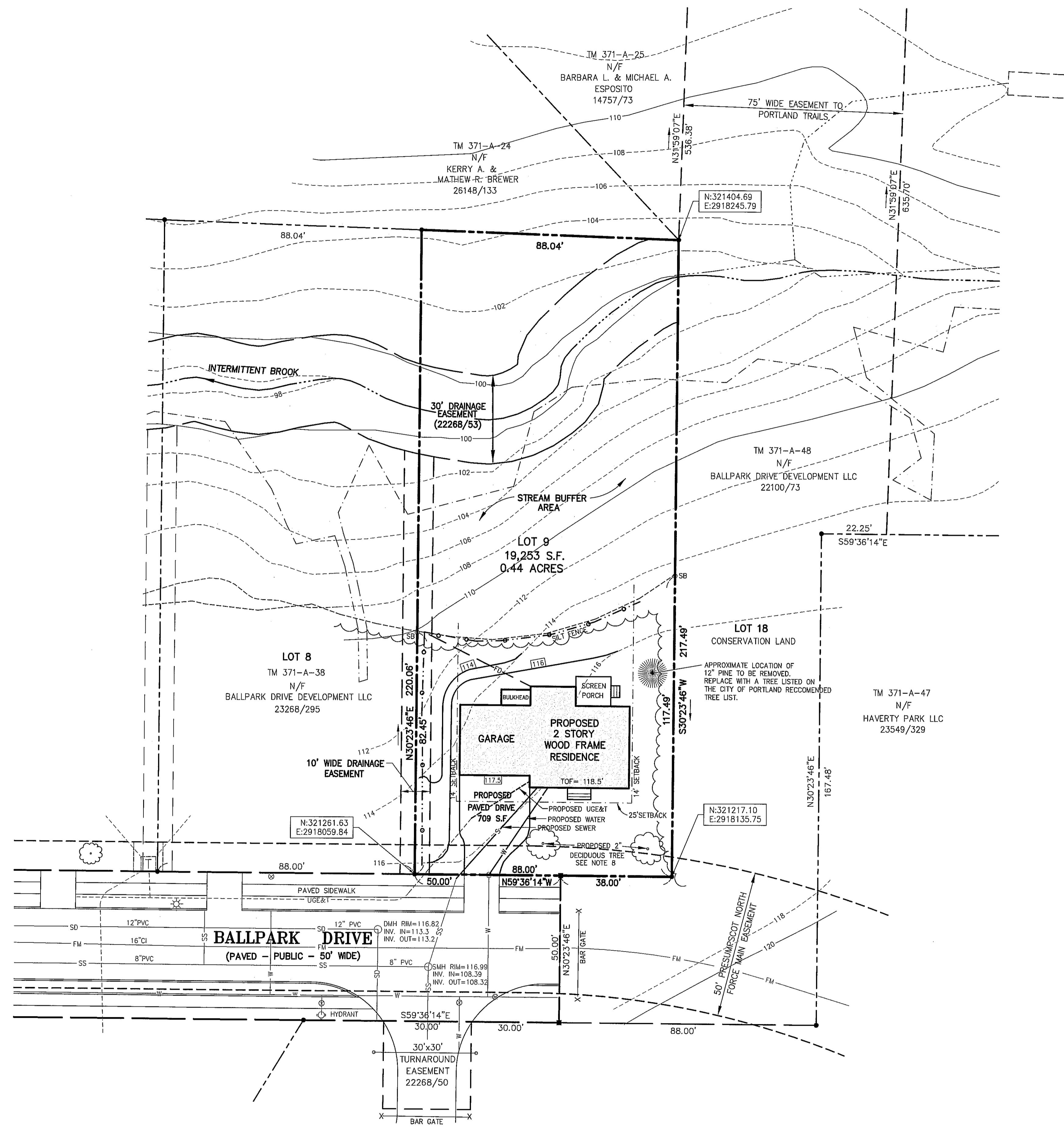
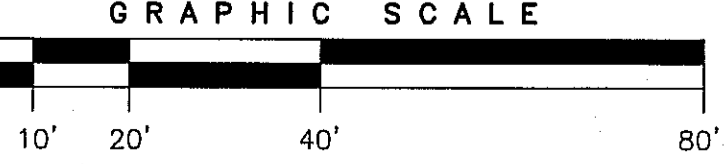


PLAN REFERENCE:
 1. "PLAN OF DIVISION OF LAND, THE HAVERTY ESTATE PROPERTY", BALLPARK DRIVE SUBDIVISION" MADE FOR MARGARET HAVERTY BY URS CORPORATION DATED 2-23-04 REVISED 11-17-04 RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204 PAGE 855.

NOTES:
 1. OWNER OF RECORD: BALLPARK DRIVE DEVELOPMENT LLC, 67 HAVERTY WAY, PORTLAND, MAINE 04103, C.C.R.D. BOOK 23268 PAGE 295.
 2. PROPERTY IS SHOWN AS LOT 39 BLOCK A ON MAP 371 OF THE CITY OF PORTLAND ASSESSORS MAPS.
 3. COORDINATES LISTED ON PLAN ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83.
 4. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
 5. BENCH MARK IS A BOLT IN A 3 FOOT OFFSET MONUMENT UNDER A MANHOLE AT THE SOUTHEAST CORNER OF JACKSON AND AUBURN STREET. ELEVATION IS 140.443 FEET.
 6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 230051 0002 C, REVISED DECEMBER 8, 1998, THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 7. TOPOGRAPHY AND UTILITIES ARE FROM DESIGN PLANS PROVIDED BY URS. NO CURRENT FIELD SURVEY HAS BEEN COMPLETED BY OWEN HASKELL, INC.
 8. A MINIMUM OF TWO TREES PER LOT SHALL BE PLANTED IN THE FRONT YARD OF EACH LOT 10 FEET BACK FROM SIDEWALK, MEETING THE CITY'S ARBORCULTURAL SPECIFICATIONS AND STANDARDS. LOT OWNERS SHALL CONSULT WITH THE CITY ARBORIST FOR RECOMMENDED TREE SPECIES.

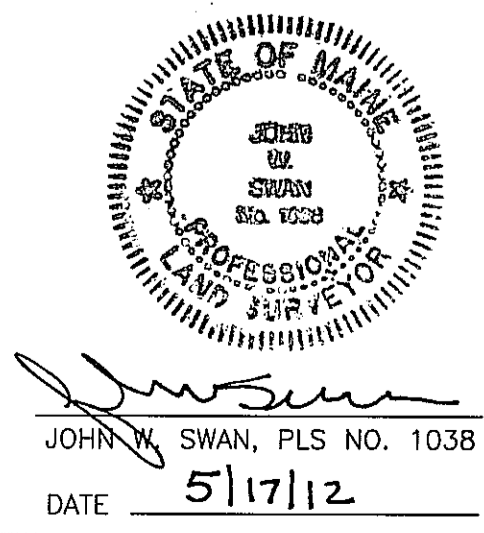


UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



ZONING:
 THE SUBJECT PROPERTY IS A PORTION OF LAND SHOWN ON PLAN REFERENCE 1, LIES IN THE CITY OF PORTLAND'S R-2 RESIDENTIAL ZONE, AND IS SUBJECT TO THE FOLLOWING:
 MINIMUM LOT FRONTAGE: 50 FEET
 MINIMUM LOT SIZE: 10,000 S.F.
 SETBACKS:
 FRONT: 25 FEET
 REAR: 25 FEET
 SIDE: 12 FEET, 1 OR 1-1/2 STORY RESIDENCE
 14 FEET, 2 STORY RESIDENCE
 16 FEET, 2-1/2 STORY RESIDENCE

LOT SIZE = 19,253 S.F.
 LOT COVERAGE = 2,501 S.F.
 % OF SITE COVERED = 13%
 TOTAL DISTURBED AREA = 6,200 S.F.
 % OF SITE DISTURBED = 32.2%
 GROUND FLOOR AREA OF BUILDING = 1,629 S.F.



REV. 3	5/17/2012	ADD BULKHEAD
REV. 2	5/14/2012	ADD TREE TO BE REMOVED
REV. 1	5/2/2012	REVISED PER CITY COMMENTS

SITE PLAN
 OF
 LOT 9 - 86 BALLPARK DRIVE, PORTLAND, MAINE
 MADE FOR
BOUFFARD & McFARLAND BUILDERS
 97 HICKORY DRIVE, AUBURN, MAINE 04210

OWEN HASKELL, INC.
 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drwn By	OHI	Date	Job No.
Trace By	JLW	APRIL 12, 2012	2012-055P
Check By	JWS	Scale	Drwg. No.
Book No.	1010	1" = 20'	1